

106 MACTANLY PLACE

Staunton, VA 24401

OFFICE BUILDING FOR LEASE **\$10.00 SF/yr NNN**

PROPERTY SPECIFICATIONS

Lot Size:	1.19 Acres
Available SF:	900 - 4,700 SF
Building Size:	14,960
Access:	Multiple Entrances
Delivery:	Medical Office
Parking:	40+ Stalls
Signage:	Road and Building-
Zoning:	P1
Traffic Counts:	9,000 AADT

IN A SENTENCE

Premier Office Building in prime location to grow business with access to many major corridors

AT A GLANCE

- Class A building in professional district located off N. Augusta St. within 2 miles of downtown and 3 miles of I-81
- Available for Immediate Occupancy as move in ready office user
- Buildout and outfitting available for the credit-worthy tenant and term
- Unique mix of many offices with open areas, and 7 exterior entrances
- Surrounded by professional tenants and high end dense residential

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	14,960 SF
Available SF:	900 - 4,700 SF
Lot Size:	1.19 Acres
Occupancy:	Available Immediately
Utilities:	Public
Zoning:	P1

PROPERTY OVERVIEW

3 Contiguous units of 4700SF of premier office space over two levels in a Class A building. Grow your business inside this unit with ample parking and multiple ground level entrances allowing for separation of employee and customer access . Ample storage, waiting rooms, break rooms, offices. Set up for medical but can be outfitted to your use. Surrounded by quality tenants in this well kept building just off Route 11. Call today to make your appointment! This well kept property is for sale as well!

For More Information:

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Additional Photos



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Location Maps



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Demographics Map & Report

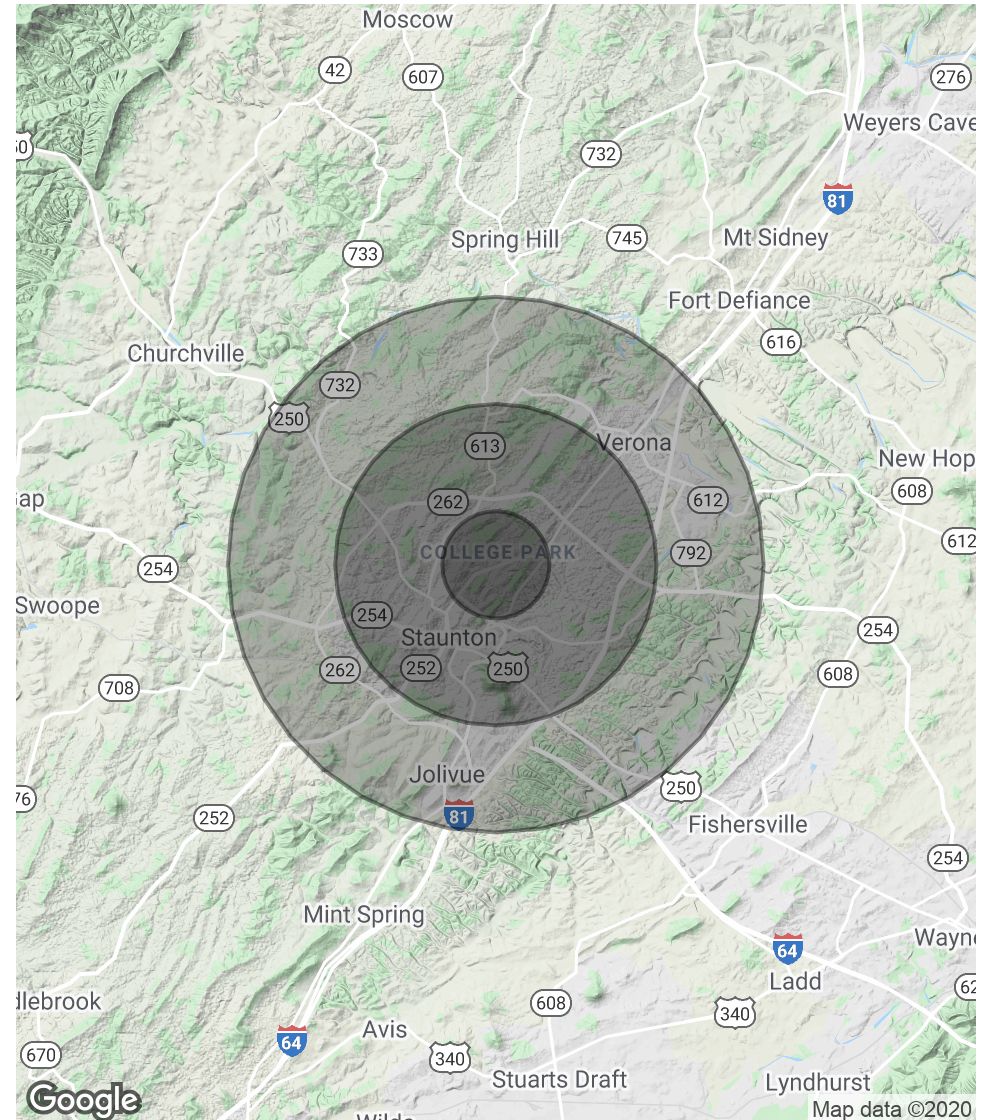
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,020	25,003	38,315
Average age	45.2	42.8	42.2
Average age (Male)	46.9	42.7	41.0
Average age (Female)	42.8	42.3	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,296	10,859	16,414
# of persons per HH	2.3	2.3	2.3
Average HH income	\$61,711	\$55,406	\$54,280
Average house value	\$302,835	\$199,310	\$200,779

* Demographic data derived from 2010 US Census



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